

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



Covenants, Conditions & Restrictions (CC&R) Committee Meeting

Monday, January 9, 2022

5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzA5ZDU1MTQtYjY0Ny00ZDI0LWJkNDQtZjFiZDA5N2Y4MmQz%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%22b510e640-8ba3-421f-a075-694cad7ace01%22%7d

Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Candace Hill-Calvert (CHC), Bob Dutta (BD)
Director Dawn Wolfson (DW), Director Eric Aiston (EA),
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, CC&R Compliance Officer, General Manager André Pichly

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.

APPROVAL OF AGENDA

1. APPROVAL OF CONFORMED AGENDA

a. Conformed Agenda – CC&R Meeting – December 5, 2022

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 46
 - Initial Notices – 12
 - Referred to Legal – 1
 - Pre-Legal Notices – 4
 - Final Notices – 9
 - Referred to Outside Agency – 1
 - Courtesy Notices – 10
 - Prior Month's Cleared Cases – 16
 - Prior Month's New Cases - 11

- b. Architectural Review Projects – Period – November 2022
 - Projects Reviewed – 15
 - Approved – 15

Summary of ARC Projects:

- Roofs – 6
- Solar – 6
- Tree Removals – 0
- Fences – 0
- New Home Const. – 0
- ADU/JADU – 0
- Swimming Pool – 3
- Exterior House Paint – 0
- Landscape – 0
- Deck – 0
- Exterior Renovation – 0
- Siding Replacement – 0
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 0

3. Review and Discuss

- a. 2022-2023 Work Plan - J. Mog, A. Pichly (Attachments 3a1 and 3a2)
- b. Cameron Park Fence Guideline (Attachments 3b1. and 3b2.)

4. Staff Updates

- a. Neighborhood Campaign Update (oral, Jim Mog)
Cambridge Rd. - *Completed* – Three Stages – Cambridge Rd from Country Club to Oxford –
Cambridge Rd from Oxford to Royal Park Dr. – Cambridge Rd from Royal Park to Green Valley
Rd.

5. Items for Future CC&R Committee Agendas

6. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, December 5, 2022
5:30 p.m.**

Cameron Park Community Center – Social Room

**2502 Country Club Drive
Cameron Park, CA 95682**

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWQ1NDIxYzgtNjRjZS00NTM1LThlNmEtOTJiZTdJmJjA3Yjly%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d

Conformed Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Candace Hill-Calvert (CHC),
Tim Israel (TI), Director Eric Aiston (EA), Bob Dutta (BD)
Alternate: Monique Scobey (MS)

Staff: CC&R Compliance Officer Jim Mog, CC&R Compliance Officer, General Manager André Pichly

CALL TO ORDER - 5:40 PM

ROLL CALL – CHC, TI, EA, BD. (KK Absent)

Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

APPROVAL OF AGENDA – Approved 4-0

1. APPROVAL OF CONFORMED AGENDA – Approved 4-0

a. Conformed Agenda – CC&R Meeting – November 7, 2022

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 51
 - Initial Notices – 10
 - Referred to Legal – 1
 - Pre-Legal Notices – 0
 - Final Notices – 13
 - Referred to Outside Agency – 1
 - Courtesy Notices – 14
 - Prior Month's Cleared Cases – 6
 - Prior Month's New Cases - 15

- b. Architectural Review Projects – Period – November 2022
 - Projects Reviewed – 29
 - Approved – 29

Summary of ARC Projects:

- Roofs – 12
- Solar – 6
- Tree Removals – 2
- Fences – 0
- New Home Const. – 0
- ADU/JADU – 0
- Swimming Pool – 3
- Exterior House Paint – 2
- Landscape – 0
- Deck – 1
- Exterior Renovation – 1
- Siding Replacement – 1
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 1

3. Review and Provide Decision

Pre-Legal request for:

- a. CCR22-1040 – 2824 Hillcrest Dr. – Deer Creek Estates Unit B – Provisions 13 Trailered Items. – Multiple Commercial Trailers. (Attachment 3a) – *Approved 4-0*
- b. CCR22-1043 – 3685 Millbrae Rd. – Cameron Park N. Unit 2 – Vehicle Parking and Storage – Recreational Trailer. (Attachment 3b) – *Approved 4-0*
- c. CCR22-1074 – 3271 Kimberly Rd – Cameron Park N. Unit 3 – Vehicle Restrictions and Improperly Stored Materials. (Attachment 3c) – *Approved 4-0*

4. Review and Discuss

- a. Cameron Park Fence Guideline (Attachment 4a1. and 4b2.) – *Notes from comments – requests to soften up the direction – Grammatical corrections– request on Good Neighbor policies if or if not required.*

5. Staff Updates

- a. Neighborhood Campaign Update (oral, Jim Mog)
Cambridge Rd. – Three Stages – Cambridge Rd from Country Club to Oxford – Cambridge Rd from Oxford to Royal Park Dr. – Cambridge Rd from Royal Park to Green Valley Rd.
- b. Update on Legal Notices: - CCR21-1041, 2133 Carrillo Ct. Legal notice was sent for improperly stored boat. Owner states that they will work toward compliance but will need to make improvements to accommodate the boat storage. – *Request by committee to direct all questions from legal notice recipients to contact CSD with questions – Have legal note this in future letters.*

5. Items for Future CC&R Committee Agendas – Revised Fence guideline. – 2022 work plan and progress.

6. Items to take to the Board of Directors – Update online recruitment deadline date for ARC and CC&R committees.

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT – 6:37 AM.

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	
CCR21-1041	Referred to Legal	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	2133	CARRILLO	Ct
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR22-1077	Approved for Pre-Legal	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3875	HILLSBOROUGH	Rd
CCR22-1110	Courtesy Notice Sent	The Highlands Unit No. 5 - CLAUSE 7. - Open	3240	BENTLEY	Dr
CCR22-1109	Courtesy Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	3006	OAKLEAF	Dr
CCR22-1107	Courtesy Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3288	VELD	Way
CCR22-1106	Courtesy Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3282	VELD	Way
CCR22-1105	Courtesy Notice Sent	Cambridge Hills - 11) Trailer, Commercial Vehicle and Recreational Vehicles - Open	3364	CAMBRIDGE	Rd
CCR22-1103	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3884	HILLSBOROUGH	Rd
CCR22-1102	Courtesy Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4308	GAILEY	Ct
CCR22-1101	Courtesy Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4305	GAILEY	Ct
CCR22-1100	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1049	Courtesy Notice Sent	Cambridge Oaks Unit 1 - Garbage and Refuse Disposal - Open	4733	THOREAU	Dr
CCR22-1091	Final Notice Sent	The Highlands Unit No. 6 - CLAUSE 7. - Materials - Open	2597	LA CRESCENTA	Dr
CCR22-1087	Final Notice Sent	Cambridge Hills - 11) Trailer, Commercial Vehicle and Recreational Vehicles - Open	3371	CAMBRIDGE	Rd
CCR22-1086	Final Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3495	LA CANADA	Dr
CCR22-1082	Final Notice Sent	Bar J Ranch Unit 3 - 17. Vehicles - Open	4713	CASTANA	Dr
CCR22-1078	Final Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Closed Cameron Park N. Unit 7 - Section 7 & 17 - Closed	3421	MAJAR	Ct

CCR22-1066	Final Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3446	MAJAR	Ct
CCR21-1002	Final Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd
CCR21-1001	Final Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	2431	MELLOWDAWN	Way
CCR20-1053	Final Notice Sent	Cameron Park North Unit No. 1 - Clause 4 - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Closed	3589	CASTLEBROOK	Rd
CCR22-1108	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3200	FAIRWAY	Dr
CCR22-1104	Initial Notice Sent	Royal Highlands Unit EC 1 - 12 - Open	2757	ROYAL PARK	Dr
CCR22-1099	Initial Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd
CCR22-1098	Initial Notice Sent	The Highlands Unit No. 6 - CLAUSE 4.e) Building Regulations - Vehicles - Open	3050	ROYCE	Dr
CCR22-1097	Initial Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3006	ROYCE	Dr
CCR22-1095	Initial Notice Sent	The Highlands Unit No. 2 - CLAUSE 4.e) Building Regulations - Open	3061	ROYCE	Dr
CCR22-1085	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3842	CAMBRIDGE	Rd
CCR22-1010	Initial Notice Sent	Vehicle Restrictions - Open	2690	COUNTRY CLUB	Dr
CCR21-1076	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed	3835	CAMBRIDGE	Rd
CCR21-1061	Initial Notice Sent	Cameron Park Unit No. 12 - Section 10. - Closed Cameron Park Unit No. 12 - Section 10. - Open	2794	CAMBRIDGE	Rd
CCR21-1006	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	LN
CCR20-1048	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Closed Airpark Estates - Recreational Vehicle Parking Restrictions - Closed Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3209	FAIRWAY	Dr

CCR22-1074	Pre-legal Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3271	KIMBERLY	Rd
CCR22-1043	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3685	MILLBRAE	Rd
CCR22-1040	Pre-legal Notice Sent	Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) - Open	2824	HILLCREST	Dr
CCR22-1023	Pre-legal Notice Sent	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4049	LOCHABER	Dr

Number of Cases: 46

CC&R Violation Manager Case Detail Report
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Agenda Transmittal

DATE: January 9, 2023

FROM: Jim Mog, CC&R Compliance Officer
André Pichly, General Manager

AGENDA ITEM #3A: 2023 COMMITTEE WORK PLAN DEVELOPMENT

RECOMMENDED ACTION: Discuss and Forward to the Board of Directors

Introduction

It is a best practice for the District to develop an annual work plan to help focus the organization's efforts on achieving those objectives that best help it meet Strategic Focus Areas described in the 2021-2026 Strategic Plan. Each Committee works with their respective staff to develop the Work Plan objectives that can be brought to the Board of Directors for their consideration and approval in February.

Strategic Plan 2021-2026

- Strategic Focus Areas (as they pertain to CC&R's)
 - **E.3 Create Community**

Our objective is to provide positive, memorable experiences and establish strong relationships with residents. Our strategy is to create a feeling of community through caring service delivery and programs that meet the changing needs of the community.

 - E.3.f To maintain an attractive, welcoming community, the CC&R office will update its processes and services in alignment with industry standards, and focus on education and engagement with residents to achieve residential compliance.
 - E.3.g To improve messaging regarding CC&Rs in Cameron Park, staff will present a study of the pros/cons and process of consolidating CC&Rs into one or fewer documents to CC&R Committee E.3.e Examine benefits/constraints of charging entry fees at Cameron Park Lake

Background

In December 2022, the Board of Directors reviewed the results of the 2022 Work Plan objectives. It was agreed that Work Plan goals for 2023 need to be measurable, attainable, and have the opportunity for completion within the calendar year. It is

recommended that each Committee work with staff to identify 2 to 3 goals that can be reasonably achieved with a high degree of confidence. Using the goal development approach of S.M.A.R.T (Specific, Measurable, Achievable, Relevant, and Timely) is the suggested approach for both Committee members and staff to consider. It should be noted that some S.M.A.R.T. approaches use Realistic instead of Relevant.

Instructions

The President of the Board of Directors President is asking for Standing Committees to develop a work plan goals for the year 2023, and forward to the Board of Directors in February for consideration, discussion, and approval as this year's District Work Plan.

Attachment (via hyperlink)

3.a.1 – 2022 Work Plan Summary

3.a.2 – [2021-2026 Strategic Plan](#)



Cameron Park
Community Services District

Agenda Transmittal

DATE: January 9, 2023

FROM: Jim Mog, CC&R Compliance Office
André Pichly, General Manager

AGENDA ITEM #3.A: REVIEW OF 2022 CC&R WORK PLAN

RECOMMENDED ACTION: REVIEW AND DISCUSS

The Cameron Park Community Services District Board of Directors' Standing Committees reviewed, discussed and updated the 2021 Work Plan. Below lists the 2022 Work Plans for each Standing Committee as developed by staff and committee members, and has been reviewed and drafted by the General Manager for the Board of Directors consideration and approval.

CC&R Committee

- Develop uniformed fence guidelines that collaborate with the El Dorado County Fence Code (*Meets Strategic Focus Area - E.3.f), - Completed, presented, and revised*)
- Provide a Power Point Presentation CC&R Public Workshop for residents to attend (*Meets Strategic Focus Area - E.3.f), - Completed and ready to present to the new committee in February*)
- Research and develop a short video about Common Restrictions, ARC Requirements, and Violations for District Website (*Meets Strategic Focus Area - E.3.f), - Shelled.*)
- Collaborate with Apartment community management groups to improve curb appeal (*Meets Strategic Focus Area - E.3.f). - Completed.*)

Additional Accomplishments for 2022:

- Onboard of new legal team
- Office move
- Onboard and training of field assistant
- Test program of Multi Agency Abatement Team (MAAT)



Agenda Transmittal

DATE: January 9, 2023

FROM: Jim Mog, CC&R Manager

AGENDA ITEM #3B1: CAMERON PARK FENCE GUIDELINES

RECOMMENDATION: REVIEW AND DISCUSS

Introduction:

Staff has been working on a uniform fence guideline for Cameron Park neighborhoods to be posted on our CC&R website page for resident use.

The fence guidelines have been developed for those neighborhoods that do not have fence protocols in their CC&Rs. These fence guidelines are in line with the County of El Dorado Fence Code Section 130.30.070.

The goal of these guidelines is to provide residents with education on fence requirements and restrictions. There are some restrictions that Cameron Park is requiring to keep a continuity throughout the neighborhoods. These restrictions include:

- Maximum 7' tall fence for the back of the property and sides of the property. 7' fences will not be allowed to extend into the front setback of the property. CPCSD Approval required for all fences, EDC permit required for fences exceeding 7' tall.
- Frontage fences that encroach into the front setback will have a maximum of 48" if open construction and 40" if the fence is closed construction. CPCSD Approval required for all fences.
- Design is to be aesthetically pleasing for the neighborhoods. Chain link, barb wire, cattle gates or agricultural type fencing materials will not be approved by the ARC.

These guidelines include the El Dorado County Code 130.30.070 which supports the guidelines in respect to the allowance given with and without EDC permits. Retaining wall guidelines are not part of this document. The reason is retaining walls fall under specific categories of load bearing or non-load bearing requirements and engineering. These items are reviewed by the county for these specific engineering requirements.

Attachment

3.b.2 - 2022 District Fence Guidelines



Cameron Park Fence Guidelines

Fences are one of the many property improvements that residents use today to protect privacy and pets as well as establishing property lines. While we may think there is a basic right to put up a fence with any design, it's not the case. Height, placement, and design with a design review approval from the CPCSD is required and permission from a joining neighbor is recommended.

Many disputes about fences can arise when homeowners do not understand fence laws in El Dorado County. There are laws and regulations for fences within El Dorado County to help residents protect themselves from those issues which create domestic disputes.

The following guidelines will help you understand the Cameron Park requirements with fences. These guidelines are written using the El Dorado County Code 130.30.070. Please review these guidelines when planning a fence project. Remember, It is always a good idea to do your due diligence and get your approvals prior to starting the project.

Fence Height:

Back yard fences – Not to exceed 7' maximum height with CPCSD ARC approval. This includes lattice tops, header, and kickers. The height is measured from the natural grade to the top of the highest point of the fence construction. Any fences over 7' tall will require CPCSD and El Dorado County permits.

Side Yard fences – Not to exceed 7' maximum height with CPCSD ARC approval. This includes lattice tops, headers, and kickers. This is within the front setback established in your CC&Rs. If your side yard fence encroaches into your front setback, then the fence must stair step down to a maximum of 48" if it is 50% open construction or 40" if it is closed construction (Open meaning not fully closed to visibility).

Front yard fences – Not to exceed 40" if the fence is of closed construction and a maximum of 48" if the fence is 50% open construction. CPCSD ARC approval is required. No lot shall have a frontage fence over 48" (open construction) or 40" (closed construction) enclosing the frontage of a property. Lots with multiple road frontages will require additional setbacks for cross visibility.

Attachment 3.b.2

No frontage fence will be permitted within 10' of the front property line or easement. If you need to have your easement established, please contact EDC County Planning Department.

Design:

Architectural designed fences with wood, construction such as redwood slat and pressure treated posts will be acceptable pending the ARC review. Additionally, steel fabricated framed fences, steel posts, wrought iron fences with harmonious designed features are acceptable.

Chain link, barb wire, and agricultural wire fencing will not be permitted. All fence designs are subject to review and approval by the Cameron Park Community Services District Architectural Review Committee to determine if the fence design meets CC&Rs, EDC Code and the design intent for that neighborhood.

Side yard gates shall be of closed construction to conceal all stored items behind the fence line. Cattle gates or chain link gates will not be accepted.

Location:

Back yard fences and side property lines fences may be installed on the property line. It is the responsibility of the property owner to ensure the boundary lines are correct. This may require a surveyor to mark the proper line locations.

In some cases, this may be done on the side and back easements, but you will need to check with the utility company to ensure that you are not installing over a utility line. If the fence is to be taken down by the utility company. It will be at the owner's expense if the above recommendations are not met.

Front fences that are within the above requirements for front yard fencing will still be required to be 10' back from the front property line.

Approval Requirements:

All fences that are to be built or replaced require Cameron Park CSD approval through the Architectural Review Committee. If the fence is being replaced like for like, you will not need Cameron Park ARC approval, but it is a good idea to let the CSD offices know to help manage questionnaire calls or complaints while the work is being done. The County of El Dorado does not require a permit for a fence under 7' tall but your CC&Rs do require a review and approval.

Any fence that is requested over 7' tall will require both Cameron Park ARC approval and El Dorado County approval.

Good Neighbor Fence requirements:

A good neighbor fence is a shared fence. We recommend communicating with your neighbor of whom you share the fence with. If you build a fence on your property line that is shared with a neighbor and wish to consume the cost of the fence, you are not

required to seek compensation from your neighbor. At the same time, absorbing the cost of the fence does not entitle you to special privileges over your neighbor's desires. As a good neighbor, a shared fence with multiple property owners should be discussed to determine maintenance of the fence on their side of the fence. Shared costs are recommended to insure there is no dispute.

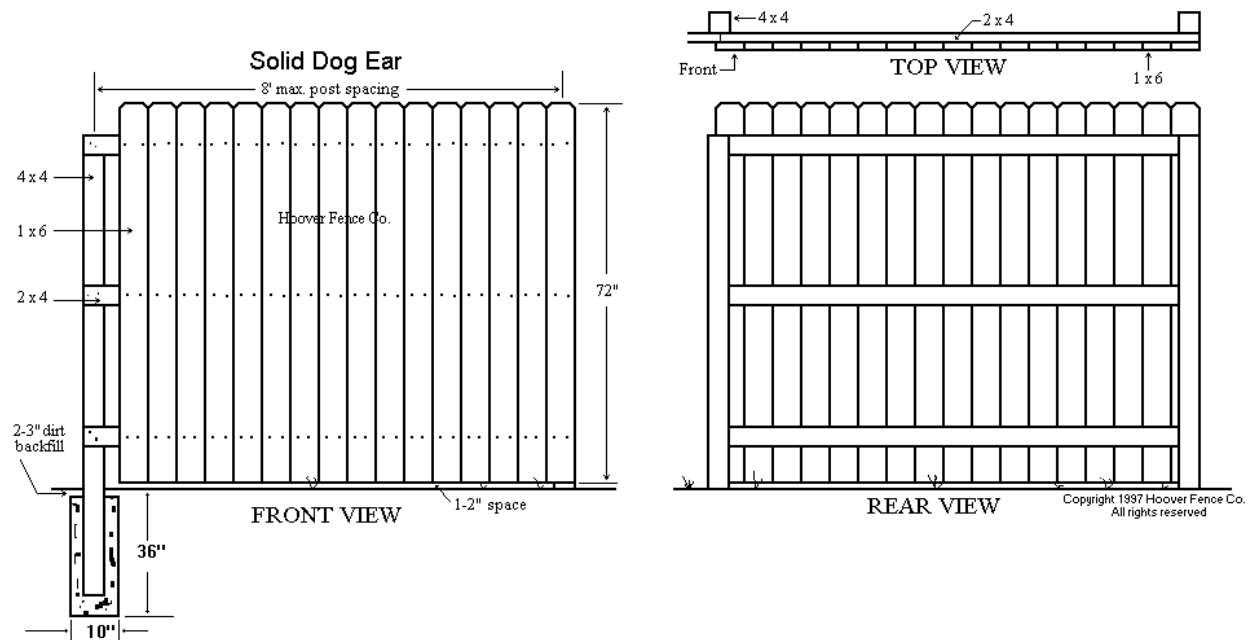
Disputes over fence lines and costs are a court matter between you and your neighbor. The Cameron Park CSD or El Dorado County considers these domestic disputes and will not aid in the matter.

If you are planning on building or replacing a fence, you are recommended to send a letter to the other impacted homeowners. This letter is known as a good neighbor fence letter and should include:

- A description of the issue to build or replace a fence. This helps neighbors know why the work needs to be done.
- A solution to the problem. This may include design.
- The timeline in which the project will be started and completed.
- Cost of the project and what parties will be paying for the fence.
- Signature lines for all parties involved to confirm acceptance.

In certain circumstances, the Cameron Park ARC may request this letter to accompany the application.

Closed Construction Fence Example:



Attachment 3.b.2

Minimum 50% Open Constructed Fence Example:



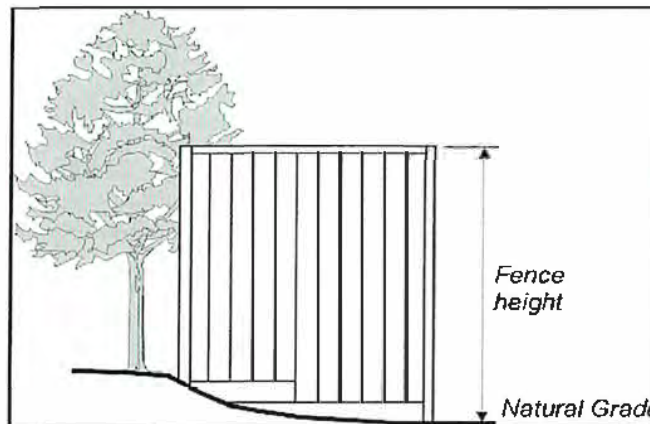
For all other questions and supporting documents. Please review the El Dorado County Building Code 130.30.070. Fences, Walls, and Retaining Walls.

El Dorado County Code

Sec. 130.30.070 Fences, Walls, and Retaining Walls.

- A. Measurement of Fence Height. Fence height shall be measured as the vertical distance between the natural or finished grade at the base of the lowest side of the fence, and the top edge of the fence material, as shown in Figure 130.30.070.A (Example: Fence Measurement) below in this Section:

Figure 130.30.070.A Example: Fence Measurement



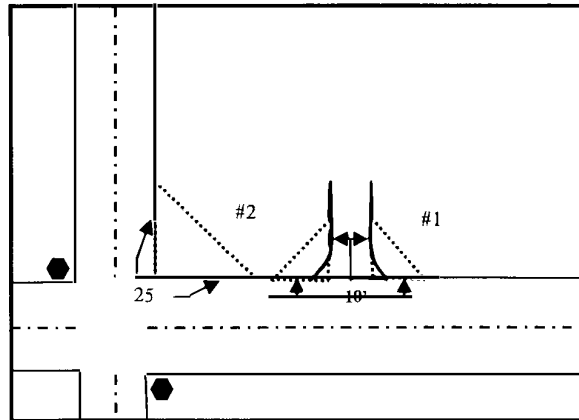
- B. Front Yards. In all zones and for non-agricultural uses, the following fence and wall requirements shall apply within required front yard setback areas:
1. Fences or walls at least 50 percent open shall be allowed up to a height of seven feet in both primary and secondary front yard setbacks, as determined in Subsection 130.30.050.A.4.a (Double Frontage Corner Lots) above in this Chapter.
 2. Fences or walls which are less than 50 percent open shall not exceed 40 inches in height in the primary front yard setback.
 3. The setback for a retaining wall greater than 36 inches in height may be reduced by 50 percent where the slope gradient for the front half of the lot exceeds 25 percent, providing:
 - a. The exposed height shall not exceed seven feet.
 - b. Any fence erected on the top of a retaining wall shall meet the requirements identified in this Section for height, construction, and cross-visibility area (CVA) purposes.
 4. Retaining walls that exceed the standards in 3.a above in this Section shall be subject to a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permit) in Article 5 (Planning Permit Processing) of this Title.
 5. Retaining walls necessary to provide site access or that do not exceed 36 inches in exposed height shall not be subject to setback requirements. In addition, such walls may be allowed within public utility easements but not within drainage easements.
 6. Fences or walls less than 50 percent open may be allowed up to a height of seven feet in the secondary front yard setback, but not less than 10 feet from the property line, right-of-way, or road easement where the property line is the center line of the road, subject to the cross-visibility area (CVA) restrictions in Subsections B.7 and B.8 (Front Yards) below in this Section.
 7. At a corner formed by any encroachment onto a road, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 10 feet long, running along the driveway/encroachment edge and the road edge-of-pavement, said length beginning at their

Attachment 3.b.2

intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #1 above in this Section).

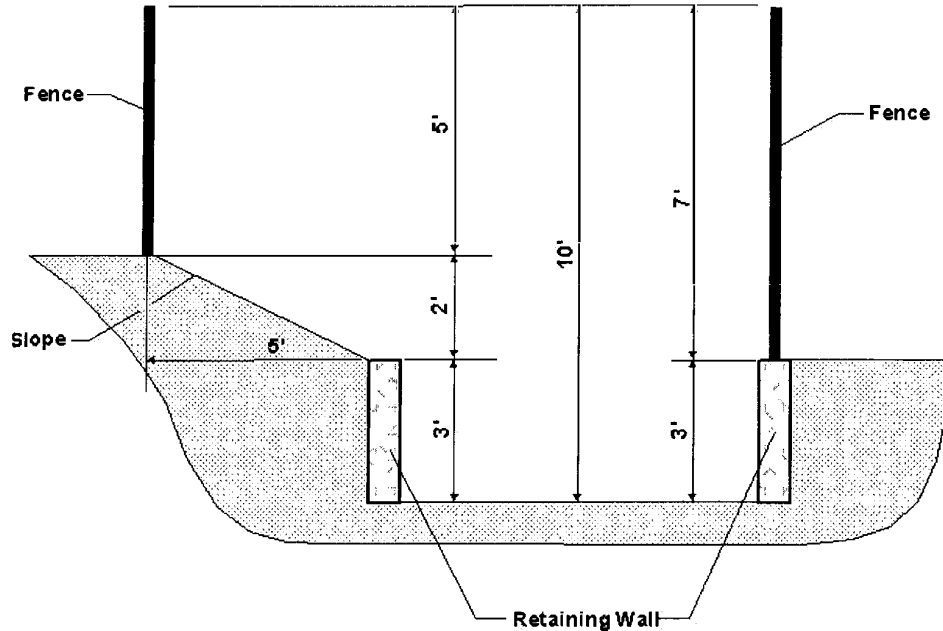
8. On corner lots, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 25 feet long, running along each right of way or road easement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #2 above in this Section):

Figure 130.30.070.B Cross Visibility Areas (CVA)



- C. Side and Rear Yards. In all zones, fences, walls, cut retaining walls, or fences and walls that are erected within five feet of a retaining wall shall be allowed within required side and rear yard setbacks to a maximum cumulative height of seven feet. Fences, walls, or fences and walls that are erected within five feet of a retaining wall such that the cumulative height exceeds seven feet, but does not exceed ten feet in cumulative height, may be allowed subject to the following:
 1. Where the height of the fence or fence and wall is more than seven feet above the natural or finished grade of the adjacent property, a signed and notarized statement from the adjacent property owners that the proposed fence or wall, as described or shown in an attached exhibit, will not impact their view nor will it restrict light or movement of air and, therefore, they have no objection to the construction of the fence or wall;
 2. Director review of the notarized statement(s) to determine if it adequately represents the adjacent affected property. If such determination is made by the Director, the proposed fence or wall shall be approved through the Administrative Permit process in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title. The Director may require additional notarized statements from neighboring properties if, in his/her opinion, they may be impacted by the fence or wall; and
 3. Issuance of a building permit where required by the applicable Building Code (Title 110—Buildings and Construction, of the County Code of Ordinances).
- D. Agricultural Uses. On lots that are located in the R1A, R2A, R3A, RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing, as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, shall be allowed in any setback area provided it does not exceed 14 feet in height.
- E. Retaining Walls. For the purposes of calculating fence or wall height, the height of a retaining wall is included in the calculation if the fence or wall is located on top of or within five feet of the retaining wall. A sloped area, if it exists between the retaining wall and the fence or wall shall be included in the height calculations as noted in Figure 130.30.070.C (Example: Retaining Wall/Fence Measurements) below in this Section.

Figure 130.30.070.C Example: Retaining Wall/Fence Measurements



- F. Fences shall not be allowed within a road easement or county-maintained right-of-way except as provided below:
1. Gates and decorative entryways to a non-county maintained road system subject to the requirements under Section 130.30.090 (Gates) below in this Chapter;
 2. In RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, may be located within a county-maintained right-of-way or non-county maintained road easement, provided that the fence is located a minimum of five feet outside of all improved areas, including roadside drainage features and cut or fill slopes. When located within a county-maintained right-of-way or non-county maintained road easement, the property owner shall be required to remove or relocate said fence at the time any work or improvements are being made within the right-of-way or at the County's discretion when necessary to ensure the public health, safety, and welfare.
- G. Concertina wire, serpentine wire, barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury shall be prohibited. A Minor Use Permit will be required to allow these materials if it can be demonstrated that the proposed fencing is reasonably necessary to protect persons or property and will not constitute a safety hazard to members of the public conducting themselves in a lawful manner. In no event shall these fencing materials protrude into or over the public right-of-way. These regulations shall not apply to fencing required by court order, or when being used for animal husbandry and/or grazing operations.
- H. Fences and walls not located within any of the required setback or cross-visibility areas are limited in height only by the building height limitations of the zone in which they are located.
- I. A building permit shall be required, for any fence over seven feet in height, in compliance with Chapter 110.16 (Uniform Building Code) of Title 110 (Buildings and Construction) of the County Code of Ordinances, or as otherwise required by Title 110.
- J. Fences or walls shall not exceed the requirements of this Section unless and until a Minor Use Permit is granted in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

Attachment 3.b.2

- K. Columns, pilasters, and support structures, and the decorative elements thereon associated with a fence or gate located on or within required setbacks may exceed the height limit provided they meet the following criteria:
1. They do not exceed eight feet in height;
 2. They are not located closer than 16 feet on center;
 3. The fencing materials do not cumulatively exceed the see-through fence standard, where applicable;
and
 4. They do not interfere with the cross visibility area (CVA) associated with any street or driveway.